

**COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD**

Meeting Minutes

Tuesday, January 26, 2021 at 5:30 p.m.

Columbus City Hall

408 1st Avenue North, Columbus, MT 59019

Members Present: Shad Kienitz (President), Kyle Stadel (Vice-President), Webb Mandeville, Richard Sidwell, Dennis Holten, Don Parks, Heidi Stadel

Members Not Present: Josh Daniels

Staff Present: Forrest Mandeville, Forrest Mandeville Consulting; Christine Baker, Stillwater County Planning

I. CALL TO ORDER

Shad Kienitz (President) called the meeting to order at 5:30 pm.

A. Disclosures of Conflicts of Interest and Ex Parte Communications. Nothing at this time.

II. MINUTES

Heidi made a motion to approve the minutes of the July 28th, 2020 meeting. Kyle seconded; with all in favor, motion passed.

III. NEW BUSINESS

A. Election of Officers: Webb made a motion to keep officers as is. Kyle notified the board that this would be his third consecutive year as Vice President and was concerned about violating the by-laws. Shad announced that he still had another year. The Board discussed that it was best to keep in compliance with the by-laws. Webb amended his motion to nominate Shad as President for another year and Heidi as Vice President; Richard seconded; with all in favor, motion passed.

B. Resolution: Richard made a motion to adopt Resolution 2021-1, Heidi seconded; with all in favor, motion passed.

C. Columbus City Council & Mayor Letter Requesting Zoning Commission Begin Process of Amending the Zoning in the R-2 Zone: Dennis provided an overview of the letter requesting the zoning change. Dennis explained that the R-2 zoning does not allow 3 plex or 4 plex development under the current ordinance. Currently, R-2 zoning only allows for medium density single family residential development to be no larger than a duplex. The issue is there are currently 3 properties within the R-2 zone that are in nonconformance. Dennis said that the City Council voted to start the process of amending the zoning code to list 3 & 4plex/apartment units as permitted conditional uses in the R-2 Zone. Webb stated that he was concerned about amending the R-2 zoning language under permitted uses. Webb discussed that set-backs, lot coverage would still need to meet conditions. The Board deliberated amending the R-2 zoning and possible implications the amendment would pose on the other zones.

Dennis stated he would like Forrest and Christine to assist the City in revising the zoning language & modifying the amendment process. Forrest said that the City Council wanted to preapprove Forrest working on City Planning to make sure they were within their planning budget. Dennis asked Forrest to put together a proposal that he could take before the Council for consideration and possible approval. Dennis stated the need for this to be placed on the February agenda. Forrest then discussed with the Board the “up-zoning” trend which is being seen across the country. Up-Zoning is a trending concept being adopted by local governments to allow changes in zoning for deeper density.

IV. OLD BUSINESS

- A. Update on City Columbus Subdivision Regulations:** Forrest explained the City-Columbus Subdivision Regulations are still sitting with the Attorneys. Forrest said that Legal Department’s position is that they want to wait to adopt the City Regulations until the County adopts its new Subdivision Regulations largely because of the “Donut” area. Forrest explained that the County is hoping to adopt new Subdivision Regulations by the end of the year. Forrest also informed the Board that the Interlocal Agreement between the City and County is approximately 25 years old. An updated agreement has been sitting with the attorneys for about 5 years. Forrest announced that new proposed legislation could require a new Interlocal Agreement as early as October and the City County Planning Board should be following that legislation and understanding the sudden impact it could possibly have on both jurisdictions.

V. ADJOURN

With no more business, Richard made the motion to adjourn. Don seconded; with all in favor motion passed. The meeting was adjourned at 6:03 p.m.

The next regular meeting will be held Tuesday, February 28, 2021 5:30p.m. at Columbus City Hall.

Christine Baker, Planning Office